



City of Seattle

---

Gregory J. Nickels, Mayor  
**Department of Planning & Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE**  
**ANALYSIS AND DECISION OF THE DIRECTOR**  
**OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3003630  
**Applicant Name:** Brittani Ard  
**Address of Proposal:** 5401 25<sup>th</sup> Avenue South

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into three parcels of land. The proposed parcel sizes are: A) 3,860.4 sq. ft., B) 4,550.9 sq. ft.; and C) 4,807.7 sq. ft. The existing structure will be removed.

The following approval is required:

**Short Subdivision** - to create three parcels of land.  
(SMC Chapter 23.24)

**BACKGROUND DATA**

**Zoning:** SF5000  
**Uses on Site:** Single family residence

**Substantive Site Characteristics:** This 13,219 sq. ft. lot is located on Beacon Hill one block east of Beacon Avenue South. Parcel A will have street frontage on South Brandon Street. Parcel C will have vehicle access from 25<sup>th</sup> Avenue South. Parcel B will be a corner lot and will have vehicle access from both South Brandon Street and 25<sup>th</sup> Avenue South. The site is developed with a single family residence and there are trees on each of the proposed parcels including crab apple, blue spruce, cherry, plum, and spruce trees. The trees are located in the center of Parcels A and C,

and at the edges of Parcel B. However, the trees on the site are not listed as exceptional trees and the short plat proposal maximizes the retention of trees on the site.

**Public Comment:** One comment letter opposing the short plat was received during the comment period which ended April 26, 2006.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

### **Summary - Short Subdivision**

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is located in an environmentally critical area and the requirements of SMC 25.09.240 have been met. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

### **DECISION – SHORT SUBDIVISION**

The proposed short subdivision is **CONDITIONALLY GRANTED.**

### **CONDITIONS – SHORT SUBDIVISION**

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page \_\_\_\_ of \_\_\_\_."
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
3. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.
5. The owner(s) and/or responsible party(s) shall install approximately 185 feet of 4 inch diameter DIP water main in the private roadway extending from SW Brandon Street to cross the full frontage of the legal parcels.

Signature: \_\_\_\_\_ (signature on file) Date: May 11, 2006

Malli Anderson, Land Use Planner  
Department of Planning and Development